



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
FINAL ACTION AGENDA
WEDNESDAY, MAY 10, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
1:00 p.m. NO COMMENTS	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

1:00 p.m. AB APPROVED	MINOR USE PERMIT (PLN16-00140) TAHOE GLASS COMPANY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Greg Williams DBA Tahoe Glass Company on behalf the property owners Frances and Valerie Green for the approval of a Minor Use Permit to allow a building materials and hardware use (glass repair and sales business). The subject property, Assessor's Parcel Number 115-030-027-000, comprises approximately a 12,500 foot lot with a 3,000 square foot commercial building (Formally the USGS Northshore office), and is currently zoned Mixed-Use Neighborhood Center (MU-NC) at 5229 North Lake Boulevard in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050.C of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures). The Planning Services Division contact, Allen Breuch, can be reached by phone at (530) 581-6284 or by e-mail at abreuch@placer.ca.gov .
1:10 p.m. AB APPROVED	MINOR USE PERMIT (PLN17-00060) SKYLAND NIELSEN WATER SYSTEM CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Tahoe Park Water Company on behalf the property owner Orosco and Esajian Families for the approval of a Minor Use Permit to allow the installation of a primary water well and 10-foot by 12-foot single story pump house to serve the Skyland-Nielsen water system. The subject property, Assessor's Parcel Number 085-310-002-000, comprises approximately 8.28 acres, is currently zoned Sunnyside/Skyland Residential and is located at 3149 West Lake Boulevard, in the Homewood area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050.D of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structure). The Planning Services Division contact, Allen Breuch, can be reached by phone at (530) 581-6284 or by e-mail at abreuch@placer.ca.gov .
1:20 p.m. AB APPROVED	VARIANCE (PLN17-00066) MEYERSIECK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Julie Watterworth of Wittels Engineering on behalf the property owners, Kenneth and Lindsey Meyersieck for the approval of a Variance to construct a seven-foot (7') tall solid wood fence with eight-inch by eight inch cedar posts at zero foot (0') from the front property line along State Route 89 where a three-foot tall fence is allowed within the 20-foot front setback. The subject property, Assessor's Parcel Number 097-183-002-000, comprises approximately 15,245 square feet, is currently zoned McKinney Tract Residential and is located at 5620 McKinney Drive, in the McKinney Shores area. The Zoning Administrator will also consider a finding of Categorical

	Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 E of the Placer County Environmental Review Ordinance (Class 3 – New Construction). The Planning Services Division contact, Allen Breuch, can be reached by phone at (530) 581-6284 or by e-mail at abreuch@placer.ca.gov .
1:30 P.M. HB APPROVED	VARIANCE EXTENSION OF TIME (PLN15-00007) TAHOE TRUCKEE INVESTMENTS-CUTTHROAT AVE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Tahoe Truckee Investments, LLC on behalf the property owner Marshall and Rachel Williams for the approval of a Variance “EXTENSION OF TIME” to allow a three year time extension to the previously approved Variance which waived the Controlled Access requirement for multi-family development (Zoning Ordinance 17.54.070.B) and allowed for a 37.3 foot front setback for the construction of a duplex, whereas 45-feet as measured from centerline of traveled way is otherwise required. The subject property, Assessor’s Parcel Number 090-103-003-000, comprises approximately 6,250 square feet, is within the Kings Beach Residential Subdistrict zone district of the Tahoe Basin Area Plan (TBAP) and is located at 8682 Cutthroat Avenue in the Kings Beach area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A New Construction or conversion of small structures). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by e-mail at hbeckman@placer.ca.gov .
1:40 p.m. HB APPROVED	VARIANCE EXTENSION OF TIME (PLN15-00009) TAHOE TRUCKEE INVESTMENTS – TROUT AVE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Tahoe Truckee Investments, LLC for the approval of a Variance “EXTENSION OF TIME” to allow a three year time extension to the previously approved Variance which waived the Controlled Access requirement for multi-family development (Zoning Ordinance 17.54.070.B). The subject property, Assessor’s Parcel Number 090-124-016-000, comprises approximately 6,250 square feet, is within the Kings Beach Residential Subdistrict zone district of the Tahoe Basin Area Plan (TBAP) and is located at 8627 Trout Avenue, in the Kings Beach area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A New Construction or conversion of small structures). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by e-mail at hbeckman@placer.ca.gov .
1:50 p.m. SB APPROVED	VARIANCE (PLN17-00083) VUARNET RESIDENCE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from

	<p>Faulkner Architects on behalf the property owner Vuarnet Investments, LLC for the approval of a Variance to allow for the following: 1) the front setback requirement of 20 feet to allow for a setback of 15 feet to allow for a portion of the new residence and deck; 2) the side setback requirement of 5 feet to allow for a setback of 0 feet for a portion of the residence and deck; 3) to provide zero onsite parking spaces where 3 spaces would otherwise be required; and 4) a reduction of the 100 foot watercourse setback to allow for a setback of 25 feet from the centerline of Squaw Creek in order to demolish the existing residence and replace it with a new two-story residence. The subject property, Assessor's Parcel Number 096-030-048-000, comprises approximately .061 acres, is currently zoned VC (Village Commercial) and is located at 237 Granite Chief Road, in the Squaw Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by e-mail at sbuelna@placer.ca.gov.</p>
<p>2:00 p.m. SB DENIED</p>	<p>VARIANCE MODIFICATION (PLN16-00097) GARY DAVIS BUILDING CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Gary Davis Group on behalf of the property owner, Davis-Gott, LLC for the approval of a Variance to allow for the removal of Condition 4, that required the payment of parking in lieu fees in the amount of \$30,000. The subject property, Assessor's Parcel Number 094-190-006-000, comprises approximately 9,024 square feet, is currently zoned Tahoe City – Mixed Use Town Center and is located 165 River Road, in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by e-mail at sbuelna@placer.ca.gov.</p>
<p>2:10 p.m. SB APPROVED</p>	<p>VARIANCE (PLN17-00051) PITCAIRN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner Alex and Andrew Pitcairn for the approval of a Variance to allow a Variance to the watercourse setback requirement of 100 feet from the centerline of Bear Creek to allow for a setback of 53 foot 7 inches to the structure of the residence and 46 feet 11 inches to deck in order to allow for the construction of a new single family dwelling to replace the existing residence The subject property, Assessor's Parcel Number 095-045-010-000, comprises approximately 9,024 sf, is currently zoned RS (Residential Single Family) and is located 1880 John Scott Trail, in the Alpine Meadows area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines</p>

	and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by e-mail at sbuelna@placer.ca.gov .
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>2:20 p.m. SB</p> <p>APPROVED</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME (PMLD-20050989) DURHAM/ATKINSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Lawrence P. Doyle on behalf of property owner, Dick Atkinson and Vicky Jo Doyle, for the approval of an Extension of Time for a Minor Land Division that was originally approved on November 16, 2005. The Minor Land Division involves the subdivision of an existing 4.5 acre parcel into 2 parcels (2.6 and 2.4 acres each). The subject property, Assessor's Parcel Number 080-390-007-000 is currently zoned RS-AG-B-X 1 AC. MIN. (Residential Single-Family, combining Agriculture, combining Minimum Building Site of 1-acre) and is located at 10470 Pine Cone Drive, in the Truckee area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the CEQA Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor land divisions). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by e-mail at sbuelna@placer.ca.gov.</p>
<p>2:30 p.m. PRC</p> <p>APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00119) RILEY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor's Parcel Number 106-020-012-000 to reconfigure the subject parcel. The property is zoned RS-B-X 20 AC. MIN. PD = 0.72 (Residential Single Family, combining minimum Building Site of 20 Acres and a Planned Development of 072 dwelling units per acre) and are located in the Truckee area.</p>